

## Message Text

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ACTION FBO-01

INFO OCT-01 ARA-10 ISO-00 /012 W  
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R 232045Z OCT 73

FM AMEMBASSY KINGSTON

TO SECSTATE WASHDC 3192

UNCLAS KINGSTON 3643

E.O. 11652: N/A

TAGS: BLDG

SUBJECT: EUREKA PROPERTY STATUS REPORT

FOR FBO

1. LEASE AND AMENDMENT POUCHED TO A/FBO AND WFC  
OCTOBER 1, 1973.

2. EFFORTS ARE BEING MADE TO NAIL DOWN ACCURATE ONE TIME  
COST FOR RELOCATING CONSULAR OPERATIONS

3. INFORMAL ESTIMATES OBTAINED FROM JAMAICA TELEPHONE  
COMPANY ENGINEERS INDICATE RELOCATING OF FOUR LINES FROM  
CENTRAL EXCHANGE TO THIS PROPERTY AND RUN INTO THE BUILDING  
WOULD COST APPROXIMATELY J\$3,000. ADDITION REOCCURING  
MONTHLY COST FOR MILEAGE OF THESE LINES IS J\$150. RENTAL  
FEES FOR CONSOLE HAVE BEEN OBTAINED AT \$180 PER MONTH

4. ACTUAL MOVE OF THE OFFICES INCLUDING ALL EQUIPMENT, AND  
SUPPLIES IS FIRM AT \$1,500.

5. THE ORIGINAL COSTS FOR TWO COMPLETE TOILETS UNDER  
AMENDMENT NO. ONE WAS FOR \$1400. AFTER MUCH DISCUSSION,  
REDESIGN, GENERAL ACCESS TO THE FACILITY AND NUMBER OF  
VISITORS INVOLVED IT IS NOW PROPOSED TO RELOCATE THIS  
FACILITY OUTSIDE. THIS PROPOSAL HAS MERIT. PAST EXPERIENCE  
HAS SHOWN THAT OVERFLOW AND FLOODING OF THE  
WATER CLOSETS FREQUENTLY OCCURS THROUGH MISUSE. INCREASED  
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COST FOR THIS FACILITY J\$2600.

6. RELOCATION OF GENERATOR TO NEW SITE \$1300.

7. POST HAS OBTAINED PLAN LAYOUTS FROM BUILDER. WILL FORWARD WHEN COURT YARD CONCEPT RECEIVED FROM LOCAL ARCHITECTS.

8. LARGE CENTRAL A/C UNIT HAS BEEN INSTALLED BY OWNER

9. SECURITY GRILLS FOR WINDOWS AND DOORS GROUND FLOOR ESTIMATED \$1800. WE HAVE NOT RECEIVED FIRM COST FOR THIS ITEM FROM OWNER

10. ADDITIONAL CHAIRS OR BENCHES TO ACCOMMODATE 190 PEOPLE WILL BE REQUIRED FOR NIV SECTION. WE PROPOSE TO RE-HABILITATE PRESENT CHAIRS AND GROUP IN IV SECTION AS THEY ARE ALL SAME STYLE. COST FOR CHAIRS \$3200.

11. WE DO NOT ANTICIPATE ANY ADDITIONAL FURNITURE REQUIREMENTS OTHER THAN 10 ABOVE. THERE WILL BE MISCELLANEOUS EXPENSE OF WIRING FOR SOUND, CONVENIENT OUTLETS. ANTICIPATED COST FOR UNKNOWN ITEMS \$800.

12. WHEN MORE FIRM COST ARE KNOWN FOR REOCCURRING EXPENSES WE WILL FORWARD SOONEST AND INCLUDE IN REVISED FINANCIAL PLAN

13. HAVE RECEIVED FROM ARCHITECT COURT YARD CONCEPT SHOWING FACILITY UNDER 5 ABOVE. WILL POUCH WHEN ENGINEERING DESIGN RECEIVED

14. DUE TO HEAVY RAINS AND HOLIDAYS POST DOUBTFUL TARGET DATE EARLY DECEMBER CAN BE MET BY CONTRACTORS

15. POST IS ENDEAVOURING TO OBTAIN FROM "TOWN PLANNER" FORMAL APPROVAL TO LANDSCAPE COURT YARD. INFORMAL APPROVAL HAS TENTATIVELY BEEN GRANTED SO WORK CAN PROCEED. COST FOR LANDSCAPING, INCLUDING PROPER DRAINAGE \$1200. HEWITT

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